



Town of Merrimack, New Hampshire

Community Development Department
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Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, MARCH 30, 2022 MATTHEW THORNTON ROOM 7:00 P.M.

PLEASE TAKE NOTICE THAT, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Merrimack, in the Matthew Thornton Room on the second floor of the West Wing of Town Hall, at 8 Baboosic Lake Road, on Wednesday, March 30, 2022 at 7:00 P.M. to consider the petitions described in the agenda below.

*(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)*

- 1. Call to Order**
- 2. Roll Call**
- 3. Michael Lewis (petitioner/owner)** – [Variance under section 2.02.1.A.3.c of the Zoning Ordinance to permit an exterior access way to be located to the front of an Accessory Dwelling Unit \(ADU\) whereas the side or rear is required.](#) The parcel is located at 12 Haise Way in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 6C, Lot 200](#). Case # ZBA 2022-04.
- 4. Ronald W Ketchie & Linda M Ketchie (petitioners/owners)** – [Variance under section 3.02 of the Zoning Ordinance to permit an existing two-family residence to remain in the R-1 \(Residential, by soils\) District whereas only single family residences are permitted.](#) The parcel is located at 6 Brookside Drive in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 6C, Lot 21](#). Case #ZBA 2022-05.
- 5. Governor's Hill Corp (petitioner/owner)** – [Variance under section 3.02 of the Zoning Ordinance to permit construction of a single-family dwelling approximately 32 feet from the front lot line whereas 50 feet is required.](#) The parcel is located at 33 Constance Street in the R-1 (Residential, by soils) District. [Tax Map 6D, Lot 136](#). Case # ZBA 2022-06.
- 6. Barlo Signs (petitioner) and VFW (owner)** – [Variance under section 17.10.3.b of the Zoning Ordinance to permit a ground sign approximately 12 feet from the front property line whereas 20 feet is required.](#) The parcel is located at 282 DW Highway in the I-1 (Industrial), Aquifer Conservation and Planned Residential Overlay Districts. [Tax Map 3D-2, Lot 12](#). Case # ZBA 2022-07.
- 7. Bernard Boucher Revocable Trust (petitioner/owner)** – [Variations under section 3.02.A to allow three lots to be created \(requiring subdivision approval from the Planning Board\) with frontages of 145.52, 150.02, and 150.03 feet respectively whereas 250 feet is required, and contiguous upland areas of 81,328, 59,000, and 33,767 square feet respectively whereas 100,000 square feet is required.](#) The parcel is located at 69 Bean Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. [Tax Map 6B, Lot 141](#). Case # ZBA 2022-08.

8. **8 Jennifer Dr LLC (petitioner/owner)** – [Variance under section 2.02.4.B of the Zoning Ordinance to permit the expansion of an existing non-conforming assisted living facility in the I-1 \(Industrial\) District where the use is not permitted](#). The parcel is located at 8 Jennifer Drive in the I-1 (Industrial), Aquifer Conservation and Elderly Housing Overlay Districts. [Tax Map 4D-4, Lot 64](#). Case # ZBA 2022-09.
9. **Merrimack Smiles (petitioner) and SIAM04 Realty Inc. (owners)** – [Variance under section 2.02.4 of the Zoning Ordinance to allow a dental office in the I-1 \(Industrial\) District where the use is not permitted](#). The parcel is located at 75 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2D, Lot 28](#). Case # ZBA 2022-10.

10. Discussion/possible action regarding other items of concern

11. Approval of Minutes — February 23, 2022

12. Adjourn

Copies of application materials are available at the Merrimack Community Development Department Office in Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. It is the policy of the Board not to take up any new business after 10:00 P.M. and to adjourn by 10:30 P.M.

Posted to website: 3/24/2022